

Work Plan

City of Rockford, Illinois Community Wide Brownfield Assessment Grant Hazardous Substances and Petroleum (FY 2020)

Grant Recipient: City of Rockford
425 East State Street
Rockford, Illinois, 61104

Project Contact: City of Rockford, Illinois

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Project Period: October 1, 2019 to September 30, 2022

CFDA Number: 66.818

RFP Number: EPA –OLEM--OBLR-18-06

I. Introduction and Project Overview:

The United States Environmental Protection Agency (U.S. EPA) has awarded the City of Rockford, Illinois (the City) a Brownfields Assessment Grant for Hazardous Substances and Petroleum for the assessment of properties within the City of Rockford and targeted to the South Main Gateway. This is a \$300,000 Assessment Grant, \$175,000 Hazardous Substances and \$125,000 Petroleum, to be used at sites suspected of contamination by hazardous substances and petroleum. 3 Brownfield Concentrations are located within the South Main Gateway Target Area. This area is the most severely impacted by Brownfields in the City of Rockford and is proposed to be the focus of this Assessment Grant.

The **South Main Gateway Target Area**. The South Main Gateway Target Area has 109 or 11.2% of the 970 Brownfields in Rockford even though the population is only 3.5% of the City of Rockford's population. This Target Area is comprised of three major Brownfields Concentrations identified in detail in the following section:

a) The South Main Rail Yards (54 acres) is adjacent to Kent Creek, where 5 acres have been fully assessed and cleaned up during the fall of 2015. The other 49 acres include the former Eclipse Manufacturing site, Roper Gas Furnaces, and several other manufacturing operations that once had direct rail access. There is known contamination in the groundwater including chlorinated solvents, chromium and lead that continue to migrate offsite and impact surrounding properties. This site is located in Census Tracts 27 and 28, and is immediately north of the South Main Street Business District and a large residential neighborhood referred to as the "Southwest Side.

b) South Main Street Water Power District/South Downtown (29 acres) is Rockford's oldest industrial area and currently consists of 50% Brownfield sites and 50% active manufacturing by one company, WA Whitney. This site is located in Census Tract 28 and it borders the Rock River on the east and Kent Creek on the south. It is located east of the **South Main Rail Yards** and has the same suspected contaminants as the South Main Rail Yards.

c) The Barber Colman Village and Morgan Street Corridor (100 acres) includes metal plating and steel fabricating sites, heavy truck repair, former junk yards and foundries. This Corridor is located in Census Tract 28 and includes several surrounding manufacturing sites, many adjacent to the Rock River. The former 15-acre Barber Colman industrial complex is located within this area and it has been fully assessed through a major portion of the FY2016 Brownfield Assessment Grant. Site cleanup is 70% complete but in need of an extensive engineered barrier, currently being designed. The larger surrounding area has not yet been assessed beyond a Desktop Phase 1. Suspected contaminants include chromium, lead, chlorinated solvents and petroleum

II.. Description of the Priority Brownfield Sites: South Main Gateway Target Area

- a) Subarea 1: South Main Rail Yards (54 acres)** includes the railyards intersecting South Main Street in the 500-900 blocks and is bounded by South Main Street on the east, Kent Creek on the south, and the North Branch of Kent Creek on the west and the Union Pacific Rail line on the north. This area was entirely railyards and industries located between and amongst the rail lines. Freight and passenger stations also occupied this area. The Priority Hazardous Substance site in subarea 1 of the Target Area is the former **Roper Gas Furnaces** site at **701 S. Main Street**, currently owned by the Canadian National Railway. It is located adjacent to Kent Creek and is largely within the 100-year floodplain for Kent Creek. Potential use of this site would be park and open space to complement the adjacent Tinker Swiss Cottage Historic Home and Park (1865) immediately south, operated by the Rockford Park District. This is a National Register of Historic Places property. Floodplain restrictions are not of concern at the eastern portion of the property that fronts South Main Street, which makes the eastern portion of this site very attractive for commercial development to support the City's \$24.4 UW Health Sports Factory that opened in 2016 and the Downtown Embassy Suites hotel currently under construction, both of which are located to the north of the South Main Rail Yards on redeveloped Brownfield properties.
- b) Subarea 2 South Main Street Water Power District/South Downtown (29 acres)** This Subarea is bounded by S. Main St. to the west, the U.P Rail Line to the north, the Rock River to the east and Kent Creek to the south. The Brownfield sites in this subarea include vacant industrial buildings along South Main Street and along Kent Creek; the Priority Hazardous Substance site in this subarea is **818 South Main St.** This property consists of a vacant deteriorated industrial structure adjacent to South Main Street and Kent Creek, which, depending on structural condition, could be renovated into commercial space to serve the neighborhood. If this structure cannot be rehabilitated, it could be open space along Kent Creek and provide a connection in Rockford's Greenway system. The Priority Petroleum Site in this subarea is **908 South Main Street**. This site was a gasoline station with an unresolved leaking tank incident and bulk oil terminal. This site is planned for the Rock River Greenway/Pathway system. It would provide a section of the pathway, parkland and parking for the greenway.
- c) Subarea 3 The Barber Colman Village and Morgan Street Corridor (100 acres)** **This Subarea** is located in the southern portion of the Target Area. It includes former metal plating and steel fabricating sites, heavy truck repair, former junk yards and foundries. Two industrial Brownfield structures adjacent to Barber Colman at **121**

Loomis St. and 1129 River St. are proposed as Priority hazardous substance sites as a result of a past commercial dry cleaning operation. Another recently abandoned former factory at the Loomis Street/Rock Street intersection, **1116-1122 Loomis Street**, will also be investigated if funding remains.

All of the Priority sites identified in the Target Area need to be assessed, cleaned up and redeveloped to support the two major Brownfield Redevelopment Catalytic Projects that are well underway. The first of these Catalytic Projects is the UW Health Sports Factory/ Embassy Suites Hotel project group immediately north of the Target Area and Colman Village Phase 1, the creation of the Rock Valley College Advanced Manufacturing and Technology Center, in the southernmost portion of the Target Area approximately one-mile south of the Embassy Suites Project. Within this one-mile corridor between the two Catalytic Projects is a major Brownfield concentration that needs to be addressed for many reasons and it must be redeveloped for uses supporting the two catalytic projects and complement the nearby residential areas and the historic commercial areas in the 1000-1100 blocks of South Main Street. The redevelopment of these Brownfields will also take advantage of the huge investment by the State of Illinois with a major local contribution by the City of Rockford in the reconstruction of South Main Street throughout this corridor during 2015 – 2017 and the reconstruction of Morgan Street including a new bridge over the Rock River from 2014-2016.

III. WORK TO BE PERFORMED: TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

a. Description of Tasks and Activities:

Task 1: Site Prioritization & Eligibility Determinations

The City has identified and prioritized sites in the Target Area as part of this grant application; a listing of the properties has been compiled through the use of the Winnebago County Geographic Information System (WINGIS) and the 2012 Brownfield Inventory which is fully accessible by City staff. Funds are not needed to identify sites; our intent is to utilize the grant funds within this Task to further prioritize the sites with the input of the Brownfields Redevelopment Advisory Committee, (BRAC), The BRAC will include the Aldermen representing the Target Area, representatives from the two Community Organizations as well as area stakeholders and citizens. The BRAC will provide valuable insight in the prioritization of new Petroleum sites and additional Hazardous Substance Sites. This prioritization will focus on sites that are planned to be part of a Commercial Node and are located in an area that would provide benefits, including jobs, to the Target Area. Once the sites have been prioritized, the eligibility determination information will be gathered and submitted to USEPA for review. In the case of co-mingling of hazardous substances with petroleum, the Illinois EPA will be included in this determination. The Output will consist of a prioritized list of Assessment Sites.

Task 2: Conduct Phase I Environmental Site Assessments – Individual Sites

Once sites are prioritized and eligibility determinations are approved, Phase I ESAs will be conducted. All Phase I ESAs will be prepared in accordance with the ASTM E1527-13 standard which has been approved by USEPA as demonstrating that the All Appropriate Inquiry has been conducted. The City anticipates conducting twelve (12) Phase I ESA's with the Hazardous Substances Grant Funds and eight (8) Phase I assessments with the Petroleum Grant Funds at an average cost of \$2,750 per site. The Output will be 20 Phase I ESAs prior to City acquisition.

Task 3: Phase II Environmental Site Assessments

The City anticipates conducting four Phase II ESAs with the Hazardous Substance Funds and five Phase II ESAs with Petroleum funds based on the results of the Phase I ESAs. The Phase II ESAs will be the primary focus of this Assessment Grant with \$160,000 programmed in the Budget

Table. The number of assessments conducted will, in part, depend upon the size of the selected properties and the nature and extent of the contamination involved. The three (3) following items must be completed by our contracted Brownfields consultant(s) and approved by EPA prior to commencing with any Phase II ESA activities: Quality Assurance Project Plan (QAPP), Health & Safety Plan (HASP), and the site-specific Sampling and Analysis Plan (SAP). The Phase II ESAs will be compliant with Illinois EPA Site Remediation Program (SRP) standards. The costs of Phase II ESAs vary widely; overall Phase II ESA costs are \$7,500 to \$30,000 per site. Our intent is to prepare the enrollment application, take the results of the Phase II ESA work, and present that information in the form of a Work Plan with the application. The Work Plan will detail the investigative activities needed to define the lateral and vertical extent of the discovered contamination. It is important to note that some of the Phase II ESAs will stem from Phase I ESAs conducted under the existing and previous Assessment Grants. Green Site Investigation and Cleanup Techniques derived from the ASTM E2893-13 (Standard Guide for Green Cleanups) will be encouraged. The Output will be approximately 9 Phase II ESAs.

Task 4: Prepare Remedial Action Plans (Cleanup Plans)

Following the SRP enrollment (budgeted in this task) and the completion of the Site Investigation step as part of the SRP process, Remedial Objectives/Remedial Action Plans (ROR/RAP) will be prepared. We intend to prepare plans for 5 Phase II ESA properties, based on a prioritized list of sites requiring cleanup. This task also includes IEPA project review fees for plans submitted to the IEPA for review under the SRP; IEPA voluntary cleanup programs are fee-for-service programs. The Remedial Action Plan sites will be enrolled in the IEPA programs; oversight fees will accumulate beginning with the review of the proposed Phase II ESA work plan. Remedial Action Plans are budgeted at \$42,500 and SRP Fees at \$22,500 The Output will be 5 RAPs at enrolled sites.

Task 5: Community Involvement

The objective of this task is to inform the Target Area, as well as the community as a whole, of: a) the City's intent to conduct environmental assessment activities; b) community input concerning the site priorities for assessment activities and future redevelopment; c) the assessment results; and d) cleanup plans and redevelopment efforts. This Community Involvement is documented in detail in Section 2 Community Engagement, and will focus on the Brownfields Advisory Committee (BRAC). Supplies will include display boards, informational brochures and large prints. The Output will be a total of 6-12 Public Meetings per year for community involvement listed in Task 1.

Task 6: Programmatic Activities

As part of the grant process, the City will utilize City staff to prepare all quarterly grant reports, the semi-annual MBE/WBE reports and the annual financial reports. We also intend to have 2 City staff attend one National Brownfields conference, including travel, lodging and expenses budgeted at \$3,000.

b. Cost Estimates and Outputs: Community Wide Assessment Grant Proposal Budgets

Budget Categories	Task 1:	Task 2: Phase I ESAs	Task 3: Phase II ESAs	Task 4: Cleanup Planning	Task 5: Community Involvement	Task 6: Program matic Activities	TOTA
Assessment Grant Proposed Budget: Hazardous Substances							
Travel						\$1,500	\$1,500
Supplies					\$1,000		\$1,000
Contractual	\$5,000	\$35,000	\$95,000	\$22,500	\$2,500		\$160,000

Other: IEPA SRP Fees				\$12,500			\$12,500
Assessment Grant Proposed Budget: Petroleum							
Travel						\$1,500	\$1,500
Supplies					\$1,000		\$1,000
Contractual	\$5,000	\$20,000	\$65,000	\$20,000	\$2,500		\$112,500
Other: IEPA SRP Fees				\$10,000			\$10,000
Grand Totals	\$10,000	\$55,000	\$160,000	\$65,000	\$7,000	\$3,000	\$300,000

c. Measuring Environmental Results:

The City of Rockford will track, measure and evaluate the progress in achieving these project outputs by structuring the Quarterly Reports to document the proposed project outputs in each section of the report as performance indicators. The proposed 12 hazardous substances Phase I ESAs and 8 petroleum Phase I ESA's, for example, will be documented in each Quarterly Report, the progress made that quarter, and the progress during the fiscal year. In addition to the Quarterly Reports, the property specific work will be documented and tracked in Acres. This progress will be compared to the original proposal and approved work plan. Included will be a discussion of each priority site within the Target Area, the proposed project outputs for the site, overall results and eventual outcomes for each priority site. In many cases, it is anticipated that a future Cleanup Grant Application will result from the Assessment activities at several of these sites. In some cases, the City may elect to use its Supplemental RLF funds to initiate the site cleanup. It is important to note that the City of Rockford has been very successful in following through at assessment sites with site cleanup and successful Brownfield Redevelopments. Excellent examples that included adaptive reuse of large vacant factory structures include 1) the UW Health Sports Factory, 2) the Embassy Suites Hotel and 3) Colman Village Phase 1 all documented in Section 4a and b. In other cases, such as the new Federal Courthouse and the future site of the AMTRAK station, the site assessments were followed by the removal of the Brownfield Structures and site Cleanup prior to construction. Assessment Grant funding is strongly needed to continue Rockford's Brownfield Redevelopment Program to address priority Brownfield sites and Prevent Contamination, consistent with the FY2018-FY2022 USEPA Strategic Plan.

